TRENK, DIPASQUALE, WEBSTER,
DELLA FERA & SODONO, P.C.
347 Mount Pleasant Avenue, Suite 300
West Orange, New Jersey 07052
(973) 243-8600
Richard D. Trenk (RT 6874)
Thomas M. Walsh (TW 0645)
Adam D. Wolper (AW 6169)
Attorneys for Daniel J. Yablonsky, Trustee-Plaintiff

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

In re: FOX DEVELOPMENT CO., INC., Debtor.	Chapter 7 Docket No. 10-17096 (RG) Honorable Rosemary Gambardella
In re: GIANT ASSOCIATES, INC., Debtor.	Chapter 7 Docket No. 10-17091 (RG) Honorable Rosemary Gambardella
DANIEL J. YABLONSKY, as chapter 7 trustee for the bankruptcy estate of Fox Development Co., Inc., and DANIEL J. YABLONSKY, as chapter 7 trustee for the bankruptcy estate of Giant Associates, Inc., Plaintiffs, v. FOX HILLS AT ROCKAWAY CONDOMINIUM ASSOCIATION, INC., Defendant.	Adv. No. 10-01940 (RG) Honorable Rosemary Gambardella Hearing Date: October 12, 2010 Hearing Time: 10:00 a.m.

ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT AGAINST DEFENDANT

The relief set forth on the following page, numbered two (2), is hereby **ORDERED**.

Upon the Plaintiff's Motion (the "Motion") for an Order granting summary judgment in favor of Plaintiff and against Defendant, and the Court finding that (i) it has jurisdiction over the matters raised in the Motion pursuant to 28 U.S.C. §§ 157 and 1334; (ii) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); (iii) adequate notice of the Motion and the hearing thereon has been given and that no other or further notice is necessary; and (iv) upon the record herein, after due deliberation thereon, good and sufficient cause exists for the granting of the relief as set forth herein,

IT IS HEREBY ORDERED that:

1. The Motion is granted.
2. Summary Judgment is entered in favor of Plaintiff against Defendant Fox Hills at Rockaway Condominium Association, Inc.